

Mr Simon Davies
Planning and Development
Arun District Centre
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

22 July 2025
Ref: PC/Let/P2193

Dear Simon,

Planning Application Y/32/25/PL – Land west of Bilsham Road

Thank you for meeting with us last month to discuss the application at land west of Bilsham Road. We have prepared the following updated drawings to address comments received at the meeting:

Drawing Title	Drawing Number
Planning Layout	2138 1100 Rev A
Materials Plan	2138 1111 Rev A
Storey Heights Plan	2138 1112 Rev A
Enclosures Plan	2138 1113 Rev A
Affordable Housing Plan	2138 1114 Rev A
Parking Plan	2138 1115 Rev A
Waste Collection Plan	2138 1116 Rev A
Compliance Plan	2138 1117 Rev A
Accessibility Plan	2138 1118 Rev A
Yapton Streetscenes	2138 1170 Rev A
Yapton House Type Drawings	Updated Pack
Street Lighting Layout	BILSH.SK.102 Rev A
Flood Risk Assessment and FRA	24-217 B June 2025
Travel Plan	24-217-010B June 2025
Transport Assessment	24-217 09B June 2025
General Arrangement Plan	24-217-200D
Detailed Soft Landscape Strategy 1 of 2	5304-RPS-EX-XX-DR-L-9104 P10

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Detailed Soft Landscape Strategy 2 of 2	5304-RPS-EX-XX-DR-L-9105 P10
Landscape and Services Plan Sheet 1 of 2	5304-RPS-EX-XX-DR-L-9108 P06
Landscape and Services Plan Sheet 2 of 2	5304-RPS-EX-XX-DR-L-9109 P06
NEAP, LEAP & LAP Landscape Statement_P01	N/A
BNG Report	794-ENV-ECO-21633 – July 2025
BNG Metric	N/A – Provided in Excel and PDF

Revised Layout and Street Scenes

The layout has been adjusted to address comments in respect of the distances between plots which were highlighted after our meeting in June. These have been amended where possible which has included some alterations in house types used at the site. Updated house type drawings are also provided.

Elevations to the houses at the east of the site adjacent to Bilsham Road have been adjusted to provide more detail as they face the road. A street scene drawing from Bilsham Road is submitted to provide additional detail.

Further tree planting has been explored through the site and additional species added where possible. As noted at the meeting, service infrastructure provides a constraint in some parts of the site. Soft landscaping has been updated and we also provide a landscape and services plan to illustrate the constraints.

Affordable Housing

The Council’s Affordable Housing Officer has requested an adjustment to the ratio of 2 and 3 bed affordable dwellings to more closely align with the Yatpon NP.

The proposed affordable housing mix is the same as that approved in the appeal scheme reference APP/C3810/W/24/3343922. The Inspector notes in their report *“I consider that the scheme would be in an accessible location served by sustainable modes of transport, provide an appropriate mix of affordable homes to meet identified local needs [our emphasis]”*. The table below compares the appeal scheme with the current application:

Dwelling Size	Affordable – Appeal Scheme		Affordable – Current Application	
	No of Units	%	No of Units	%
2-Bed	32	63%	32	63%
3-Bed	17	33%	17	33%
4-Bed	2	4%	2	4%
Total	51	30%	51	30%

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The appeal decision is a significant material consideration which demonstrates the mix of affordable units proposed in this application is appropriate and acceptable at the site.

Ecology

The revisions to the site layout necessitated a revision to the BNG report and metric which are provided with this update. The report demonstrates a net gain of 24.82% for habitats and that the trading rules are satisfied.

Please note that additional ecological information in the form of an EclA will be provided containing the details of the species survey efforts on the site. This should be with the Council before the end of next week.

Other revisions

The update to the layout has resulted in revisions to the Transport Assessment, Travel Plan and Drainage Strategy. The reports are not materially altered, other than for the inclusion within of the updated layout.

We have also provided further information on the NEAP, LEAP and LAP provision at the site.

Subject to the issue of the EclA, we trust you now have the information required to determine the application We look forward to hearing from you.

Yours sincerely
ECE Planning



Paul Carnell MRTPI
Associate Planner